



**ERIC GIBSON**  
DIRECTOR

# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017

### **USDRIP / Riverway Stakeholder Meeting Minutes**

Thursday, November 19, 2009

1. Attendees:

Carl Stiehl, Matt Schneider, Mark Baker, Tom Medvitz, Rick Smith, Frank Hilliker, Robin Rierdan, Karen Johnson, Erik Wiese, Mark Swenson, Bill Dupliech and Ed Duling.

2. Concrete Batch Plant proposed at old Barnmaster Site

- Mark Swenson of Studio C Architects discussed the specifics of the project with stakeholders. The project proposes a Concrete Batch Plant be located in the old Barnmaster Building at 10124 Channel Road. Materials such as sand and gravel will be kept in bins located underneath the existing shade covers on the west side of the property and additional materials will be kept in silos within the building. The trucks would enter the site at the northeast corner and drive into the building to be filled up mixed concrete. The trucks would leave the site in the southwest corner. Approximately 12 trucks would be parked on the site overnight. The concrete would be primarily trucked offsite to the south and west on SR67. Mark commented the site should employ 20-30 staff.
- Carl explained that a Site Plan is necessary for the project as it is required by the Specific Plan. DPLU staff did try to work with the applicants to determine if the Site Plan could be waived. In the end, DPLU made a determination that in fact a Site Plan is required for the project. Carl explained the specifics of the necessary Pre-Ap Meeting and Site Plan process. The Pre-application Meeting can be scheduled as soon as possible and the Site Plan could immediately be submitted afterwards. Erik asked for an approximate time schedule for the Site Plan processing. Carl commented that DPLU staff should be able to work towards approval of the Site Plan in four months granted everything goes smoothly with the project and processing. This schedule seems possible as the project has existing buildings and minor exterior modifications, if any.
- There was some discussion of the concrete washout situation on the property and how the trucks will be washed down and dispose of excess concrete if they do not use their entire load. There was some discussion of the truck trips and the typical route of the trucks from the site.

- Stakeholders were supportive of the project and agree with staff that it would be beneficial to move the project forward expeditiously. Rick commented that the planning group had already reviewed the project and supported it. The Site Plan will not need to go back before the Planning Group as part of the review process. Ed commented that one of the existing batch plants located in the same area should probably go.

### 3. River Park Financing Agreement

- The Financing Agreement between the Redevelopment Agency and the SDRC has been executed and the first \$100,000 disbursement has been issued to SDRC.

### 4. River Park Site Plan

- River Park staff has been in contact with DPLU staff this past week regarding the Site Plan for the Bostonia House being developed into the River Park Field Station S07-029. Staff is available to begin work on the Site Plan as soon as possible. The River Park anticipates meeting with staff soon and resubmitting the Site Plan.

### 5. State Cash Grab

- The state cash grab known as the Supplemental Educational Revenue Augmentation Funds (SERAF) is an issue staff is monitoring closely. It appears that USDRIP may be required to make a \$700,000 SERAF pass through by next May (2010). Staff will continue to monitor all related legislation and litigation and update the stakeholder group as more information becomes available. Should the SERAF go through, the funds would go to the local school district. Stakeholders commented on which school district it would be, Lakeside or Grossmont. Staff will research this.

### 6. Fire Station Financing Agreement

- DPLU is continuing to consider the LFPD Cooperation Agreement financial restructuring request to change the disbursements in the agreement from 30 years at \$400,000 per year to 20 years at \$550,000 per year or a straight \$7 million loan from county funds. Kaye Hobson and DPLU staff met with Mark Baker this week to discuss these options. County financial staff will be analyzing these options with assistance from KMA. Mark commented that at a minimum a restructuring of the Agreement needs to indicate that LFPD is in a senior position with regard to USDRIP financial commitments.

### 7. Fire Station Site Plan

- The Fire Station Site Plan is scheduled to be resubmitted the week after Thanksgiving for a final review of the project. Mark discussed grading the site prior to Site Plan approval. Staff commented this is possible with a bond if allowed by DPW. Staff also commented the legal lot situation with the Certificate

of Compliance and Boundary Adjustment needs to be resolved in the next month as well with expedited processing.

8. Other – Stakeholders requested the December meeting be cancelled for the Holidays.
9. The next scheduled meeting for Thursday December 17, 2009 has been cancelled. The next meeting will be Thursday January 21, 2010.